

DAWSONS



**TIGH A MHONAI DH
NORTH CONNEL, BY OBAN, PA37 1QZ**

**A Most Appealing Extended Detached Bungalow Situated In A Highly Regarded
Position Enjoying Fabulous Open Views Across The Magnificent Garden
Towards Loch Etive And To The Hills Beyond**

**Hall : Lounge/Dining Room : Kitchen : Sitting Room
Utility Room : Cloak Room : Side Vestibule
4 Bedrooms : Bathroom : Shower Room**

**Established Level Garden With Pond
Attached Garage : Greenhouse : Timber Sheds : Log Store**

.Guide Price £450,000

Independent Estate Agents of Argyll and the West Highlands



The scattered rural community of **North Connel** is a sought-after residential area extending along the northern shores of Loch Etive towards Bonawe. There is an excellent range of local services available in the nearby villages of Benderloch and Connel, with a more comprehensive range of shops, professional services, leisure and recreational facilities available in the principal town of Oban, some eight miles or so away.

Tigh a Mhonaidh is a most appealing detached bungalow which is situated in a highly regarded position enjoying fabulous open views across the magnificent gardens, which have been meticulously cared for, towards Loch Etive and the hills beyond. Providing well proportioned and versatile accommodation, the property has been further enhanced by the current owners with the addition of a rear extension, which includes an impressive sitting room with large windows allowing light to fill the room and countryside views can be enjoyed, together with a utility room, cloak room and useful side vestibule where coats and footwear can be kept. The original property comprises of a large lounge which flows through to the dining area, and four good sized bedrooms with fitted wardrobes, in addition to the breakfasting kitchen, bathroom and shower room which have all been upgraded by the current owners. Furthermore, the property benefits from an effective gas central heating system, augmented by multi-fuel stoves in the living areas and excellent attic storage, all adding to the amenity of this desirable home.

DETAILS OF ACCOMMODATION

Hall with **Study Recess**, half glazed external door to front, 2 built-in cupboards, central heating radiator, hatch part floored roof storage space with folding ladder and light, ceiling light fitting, fitted carpet.

Lounge: 6.00m x 4.09m, windows to front and to side, multi-fuel stove, 2 central heating radiators, ceiling light fitting, fitted carpet.

Dining Room: 3.99m x 2.87m, patio doors to side, central heating radiator, wall lights, ceiling light fitting, fitted carpet.

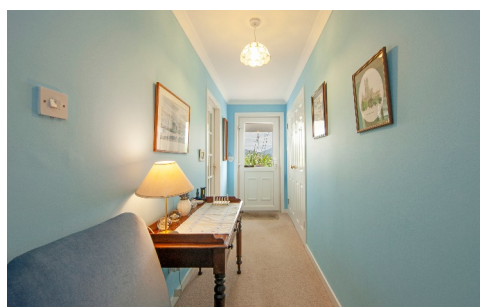
Kitchen: 5.27m x 3.21m, window to side, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl sink and drainer, cooker, fridge/freezer, dishwasher, larder cupboard with pull out shelving, wall tiling, heated towel rail, recessed ceiling lights, vinyl flooring.

Sitting Room: 7.00m x 3.66m plus area at doorways, windows to front and to sides, patio doors to side, half glazed side door, multi-fuel stove, 2 central heating radiators, hatch to roof space with folding ladder and light, recessed ceiling lights, fitted carpet and vinyl flooring at entrance area.

Utility Room: 2.25m x 2.06m, window to side, fitted with a range of wall mounted and floor standing units with work tops, sink and drainer, washing machine, broom cupboard, central heating radiator, clothes pulley, recessed ceiling lights, fitted carpet.

Cloak Room: 1.82m x 1.18m, window to side, whb with tiling over, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

Side Vestibule: 2.03m x 1.50m, glazed door to side, coat hooks and shelving, central heating radiator, recessed ceiling lights, vinyl flooring.





Bedroom 1: 4.31m x 3.17m, window to rear, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

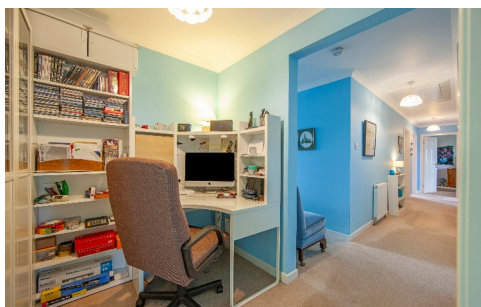
Bedroom 2: 4.45m x 2.90m, window to front, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.67m x 3.58m, window to front, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 4: 3.28m x 3.20m, window to rear, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 3.20m x 2.13m, window to rear, bath with electric shower over, whb in vanity unit, wc, wall tiling, heated towel rail, extractor fan, recessed ceiling lights, fitted carpet.

Shower Room: 3.19m x 1.39m, window to rear, shower enclosure with folding screen, whb in vanity unit, wc, wall tiling, heated towel rail, extractor fan, recessed ceiling lights, fitted carpet.





GARDEN

Tigh A Mhonaidh is surrounded by a most beautiful mature garden which had been thoughtfully landscaped and meticulously cared for by the current owners, providing areas of lawn interspersed with an interesting and colourful variety of plants, shrubs and trees, together with a pond, paved pathways, patio areas, raised vegetable beds and fruit trees. A sweeping gravelled driveway leads off the single track road, to a large parking area.

Garage: 8.04m x 3.12m, electric roller door to front, door to rear, window to rear, light and power.

Greenhouse: 6.30m x 2.50m. 2 **Timber Sheds** with light and power. **Log Store.**

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Gas fired combination boiler situated in garage.

Home Report: Available from the Selling Agents. **EPC Rating:** D62. **Council Tax Band:** F.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Guide Price: **Four Hundred & Fifty Thousand Pounds (£450,000).** Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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